

Spacious, single-storey house with 4 bedrooms, swimming pool, large garden and panoramic views.m



INFORMATION

Town:	Bonnes
Department:	Charente
Bed:	4
Bath:	2
Floor:	126 m2
Plot Size:	8249 m2

IN BRIEF

This immaculate house, built in 2007, located on the edge of the village, is nestled on a hillside and enjoying far-reaching panoramic views over the Dronne Valley.

The property comprises a spacious open-plan living area with kitchen and dining area, 4 bedrooms, 2 bathrooms, a study and a large garage. Outside, a lovely shaded terrace features an 8 x 2 m lap pool and a dedicated space for a jacuzzi.

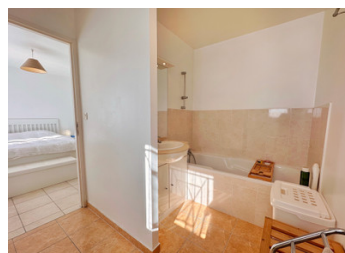
The house benefits from reversible air conditioning, electric underfloor heating and solar panels. It is also connected to mains drainage, equipped with a mechanical ventilation system (VMC) and connected to fibre-optic broadband.

Ideally situated halfway between the village of Saint-Aulaye, with its full range of shops and a lovely riverside beach, and Aubeterre-sur-Dronne, one of France's "Most Beautiful Villages."

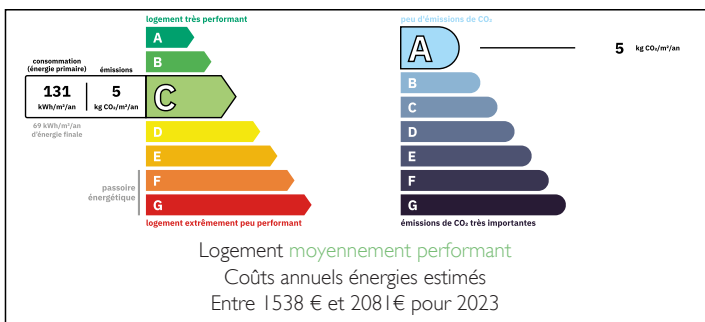
Angoulême, Périgueux and Bergerac are all

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



ENERGY - DPE





DESCRIPTION

The house is laid out as follows:

Living room with dining area – 41.8 m²

Open-plan kitchen – 16.4 m²

Study – 11.9 m²

Corridor leading to the bedrooms with a separate toilet

Bedroom 1 – 9.07 m²

Master bedroom – 11.9 m² with en-suite bathroom, shower and toilet – 5.9 m²

Bathroom and shower room – 7 m²

Bedroom 3 – 9.9 m²

Bedroom 4 – 10.2 m²

Double garage – 48.1 m²

Outdoor areas:

Covered terrace

8 x 2 m chlorine-treated lap pool

Space for a hot tub

2 gates

Garden, meadow and wooded area totalling 8,249 m²

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES